

Issue #39 Certificate of Compliance

§125.0220 How to Apply for a Certificate of Compliance

An applicant shall apply for a Certificate of Compliance **in** accordance with Section 112.0102.

Issue #40 Applicability of Historic Resource Regulations

143.0210 When Historical Resources Regulations Apply

(a) through (e) [No change.]

**Table 143-02A
Applicability of Historical Resources Regulations**

Type of Development Proposal		Historical Resources Potentially Impacted by Project		
		<i>Designated Historical Resources or Historical Districts</i>	<i>Traditional Cultural Properties</i>	<i>Important Archaeological Sites</i>
1. Projects exempt from obtaining a <i>development permit</i> in accordance with Section 143.0220	R	143.0251	143.0251	143.0252
	P	Construction Permit/Process One	Construction Permit/Process One	Construction Permit/Process One
2. <i>Single dwelling units</i> on any size <i>lot</i>	R	143.0251	143.0252	143.0253
	P	SDP/Process Four	NDP/Process Two	NDP/Process Two
3. <i>Multiple dwelling unit</i> , non-residential <i>development</i> , <i>subdivisions</i> and public works construction projects on any size <i>Lot</i>	R	143.0251	143.0252	143.0253
	P	SDP/Process Four	SDP/Process Four	NS SDP/Process Four
4. Project-Specific <i>Land Use Plans</i>	R	143.0251	143.0252	143.0253
	P	SDP/Process Four	SDP/Process Four	NDP/Process Four
5. <i>Development</i> that deviates from any of the regulations in this division	R	143.0251	143.0252	143.0253
	P	SDP/Process Four	SDP/Process Four	SDP/Process Four

Issue #41 Applicability of Affordable Expedite Regulations

§143.0915 When Affordable/In-Fill Housing Regulations Apply

These regulations apply to the following types of **residential** development:

(a) through (g) No Change.

Issue #42 Off-Street Loading Spaces Table

§142.1010 General Loading Area Regulations

(a) through (c) [No change.]

Table 142-10B
Required Off-Street Loading Spaces

Use Category or Subcategory	Gross Floor Area of Structure (Square Feet)	Minimum Number of Spaces Required
Multiple Unit Residential Use Subcategory	0-100,000	0
or		
Commercial Services Subcategories not specified below	100,001-200,000	1
	200,001-500,000	2
	More than 500,000	3 - plus 1 space for each additional 400,000 sq. Ft.
Retail Sales Use Category	0-10,000	0
or		
Eating and Drinking Establishments Subcategory	10,000-30,000	1
	30,000-50,000	2
	Over 50,000	1 space per 25,000 sq. ft. of <i>gross floor area</i>
Visitor Accommodations Subcategory	0-40,000	1
	Over 40,000	0.25 space per 10,000 sq. ft. of <i>gross floor area</i>
Office Use Category	0-50,000	0
	Over 50,000	0.1 space per 10,000 sq. ft. of <i>gross floor area</i>
Wholesale, Distribution, and Storage Use Category	0-10,000	0
or		
Industrial Use Category	10,001-50,000	1
	Over 50,000	0.2 space per 10,000 sq. ft. of <i>gross floor area</i>

Issue #43 Findings for Neighborhood Development Permit

§126.0404 Findings for Neighborhood Development Permit Approval

A Neighborhood Development Permit may be approved or conditionally approved only if the decision maker makes all of the *findings* in Section 126.0404(a) and the supplemental *findings* in Section 126.0404(b) through (f **d**) that are applicable to the proposed *development* as specified in this section.

Issue #44 Error in Residential Zones Section Reference

§131.0431 Development Regulations Table of Residential Zones

The following development regulations apply in the residential zones as shown in the Table 131-04C, 131-04D, 131-04E, and 131-04F.

(a) [No change.]

Table 131-04G [No change.]

Footnotes 1-16 [No change.]

Footnote 17 See Section 131.0444(e)(f)

Footnote 18 See Section 131.0444(f)(g)

Issue #45 Signs in Multi Family Zones

§142.1270 Signs in Multiple Dwelling Unit Residential Zones

The following regulations apply to all *signs*, both permanent and temporary, that are permitted in all *multiple dwelling unit* residential zones, unless otherwise indicated.

- (a) No Change.
- (b) In all *multiple dwelling unit* residential zones, the following *signs* are permitted on a temporary basis.
 - (1) *Ground signs* offering new residential *developments* for sale, lease, or rent are permitted for 1 year from the issuance of occupancy permits or until all units have been sold, rented, or leased, whichever occurs first. The *signs* shall comply with the following regulations:
 - (A) through (D) No Change.
 - (E) For the RM-4-10, RM-4-11, and ~~RM-4-12~~ **RM-5-12** zones, the maximum *sign* area is 48 square feet, and the maximum height is 16 feet.
 - (F) No Change
 - (2) *Ground signs* offering existing residential *developments* and vacant *lots* for sale, lease, or rent are permitted, provided that the *sign* complies with the following regulations.

(A) through (D) No Change

(E) For the RM-4-10, RM-4-11, and ~~RM-4-12~~ **RM-5-12** zones, the maximum *sign* area is 10 square feet, and the maximum height is 6 feet.

(F) through (H) No Change

(3) through (4) No Change

(c) No Change

(d) Permanent *Signs* in the RM-4-10, RM-4-11, and ~~RM-4-12~~ **RM-5-12** Zones
The permanent *signs* listed below are permitted in the RM-4-10, RM-4-11, and ~~RM-4-12~~ **RM-5-12** zones only.

(1) through (2) No Change

Issue # 46 Central Urbanized PDO Table 155-02C

§155.0238 Use Regulations Table of CU Zones

[No change.]

Table 155-02C
Use Regulations Table for CU Zones

Use Categories/Subcategories [See Land Development Code Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones									
	1st & 2nd >>	CU-									
	3rd >>	1 ⁽¹⁾		2-			3-				
	4th >>	1	2	3	4	5	3 ⁽²⁾⁽¹²⁾	6	7	8	
Open Space through Retail Sales [No change.]											
Commercial Services											
Building Services		-		P			P				
Business Support		P		P			P				
Eating & Drinking Establishments		p ⁽⁵⁾		P			p ⁽¹²⁾				
Financial Institutions		P		P			P				
Funeral & Mortuary Services		-		P			P				
Maintenance & Repair		P		P			P				
Off-site Services		-		P			P				
Personal Services		N		P			P				
Assembly & Entertainment		-		p ⁽¹³⁾			p ⁽¹³⁾				

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March 11, 2008

Use Categories/Subcategories [See Land Development Code Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones									
	1st & 2nd >>	CU-									
	3rd >>	1 ⁽¹⁾		2-			3-				
	4th >>	1	2	3	4	5	3 ⁽²⁾⁽¹²⁾	6	7	8	
Radio & Television Studios		-			P			P			
Visitor Accommodations		-			P			P			
Separately Regulated Commercial Services Uses											
Adult Entertainment Establishments:											
Adult Book Store		-			L			L			
Adult Cabaret		-			L			L			
Adult Drive-In Theater		-			L			L			
Adult Mini-Motion Picture Theater		-			L			L			
Adult Model Studio		-			L			L			
Adult Motel		-			L			L			
Adult Motion Picture Theater		-			L			L			
Adult Peep Show Theater		-			L			L			
Adult Theater		-			L			L			
Body Painting Studio		-			L			L			
Massage Establishment		-			L			-			
Sexual Encounter Establishment		-			L			L			
Bed & Breakfast Establishments:											
1-2 Guest Rooms		N			P			P			
3-5 Guest Rooms		N			P			P			
6+ Guest Rooms		N			P			P			
Boarding Kennels		-			C			C			
Camping Parks		-			C			C			
Child Care Facilities:											
Child Care Centers		C			L			L			
Large Family Day Care Homes		L			L			L			
Small Family Day Care Homes		P			P			P			
Eating and Drinking Establishments Abutting Residentially and Open Space-Residential Zoned Property		N			L			L			
Fairgrounds		-			C			-			
Golf Courses, Driving Ranges, and Pitch & Putt Courses		-			C			C			
Helicopter Landing Facilities		-			C			C			
Instructional Studios		N			P			P			
Massage Establishments, Specialized Practice		C			C			C			
Nightclubs & Bars over 5,000 square feet in		-			C			C			

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	1st & 2nd >>	CU-									
	3rd >>	1 ⁽¹⁾		2-			3-				
	4th >>	1	2	3	4	5	3 ⁽²⁾⁽¹²⁾	6	7	8	
size											
Outpatient Medical Clinics					N			N			
Parking Facilities as a <i>Primary Use</i> :											
Permanent Parking Facilities		-			P			P			
Temporary Parking Facilities		-			N			N			
Private Clubs, Lodges and Fraternal Organizations		-			P			P			
Privately Operated, Outdoor Recreation Facilities over 40,000 Square Feet in Size ⁽⁶⁾		-			C			C			
Pushcarts:											
Pushcarts on Private Property		-			L			L			
Pushcarts in <i>public right-of-way</i>		-			N			N			
Recycling Facilities:											
Large Collection Facility		-			C			C			
Small Collection Facility		-			C			C			
Large Construction & Demolition Debris <i>Recycling Facility</i>		-			-			-			
Small Construction & Demolition Debris <i>Recycling Facility</i>		-			-			-			
Drop-off Facility		-			L			L			
Green Materials Composting Facility		-			-			-			
Mixed Organic Composting Facility		-			-			-			
Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial & Industrial Traffic		-			-			-			
Large Processing Facility Accepting All Types of Traffic		-			-			-			
Small Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables From Commercial & Industrial Traffic		-			C			-			
Small Processing Facility Accepting All Types of Traffic		-			C			-			
Reverse Vending Machines		-			L			L			
Tire Processing Facility		-			-			-			
Sidewalk Cafes		N			N			N			
Sports Arenas & Stadiums		-			C			C			

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Use Categories/Subcategories [See Land Development Code Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones									
	1st & 2nd >>	CU-									
	3rd >>	1 ⁽¹⁾		2-			3-				
	4th >>	1	2	3	4	5	3 ⁽²⁾⁽¹²⁾	6	7	8	
Theaters That Are Outdoor or over 5,000 Square Feet in Size		-			C			C			
Urgent Care Facilities					N			N			
Veterinary Clinics & Animal Hospitals		-			C			C			
Zoological Parks		-			-			-			
Offices through Signs [No change.]											

Footnotes to Table 155-02C [No change.]

Issue #47 Central Urbanized PDO Table 155-02D

§155.0242 Development Regulations Table for CU Zones

[No change.]

**Table 155-02D
Development Regulations of CU Zones**

Development Regulations	Zone Designator	Zones							
	1st & 2nd >>	CU-							
	3rd >>	1-		2-	3-	2-		3-	
	4th >>	1 ⁽¹⁾	2 ⁽¹⁾	3	4	5	6	7	8
Max residential density ⁽²⁾		5,000	3,000	1,000	600	1,000	1,500	5,000	3,000
Supplemental residential regulations ⁽³⁾		applies	applies	applies	applies	applies	applies	applies	applies
Lot area									
Min (sf)		5,000	5,000	2,500	2,500	2,500	5,000	2,500	2,500
Max (ac)		0.3	0.3	-	-	-	-	-	-
Lot dimensions									
Min width (ft)		50	50	25	25	25	50	25	25
Min <i>street frontage</i> (ft)		-	-	25	25	25	50	25	25
Min depth (ft)		-	-	-	-	-	100	-	-
Max depth (ft)		-	-	-	-	-	150	-	-
Setback Requirements									
Min front setback(ft)		20 ⁽⁴⁾	20 ⁽⁴⁾	-	-	-	-	10	10
Max front setback(ft)		-	-	10 ⁽⁵⁾	10 ⁽⁵⁾	10 ⁽⁵⁾	100 ^(5,6)	-	-
Min side setback (ft)		10	10	10	10	10	10	5	5
Optional side setback(ft) [See Land									

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Development Regulations	Zone Designator	Zones							
	1st & 2nd >>	CU-							
	3rd >>	1-		2-	3-	2-		3-	
	4th >>	1 ⁽¹⁾	2 ⁽¹⁾	3		4	5	6	7 8
Development Code Section 131.0543(b)]		0	0	0-		0	0	0	- -
Side setback abutting residential (ft) [See Land Development Code Section 131.0543(c)]		applies	applies	applies		applies	applies	applies	applies
Min street side setback(ft) Max street side setback(ft)		20 ⁽⁴⁾ -	20 ⁽⁴⁾ -	- 10 ⁽⁵⁾		- 10 ⁽⁵⁾	- 10 ⁽⁵⁾	- -	10 - 10 -
Min rear setback(ft) Optional rear setback(ft) [See Land Development Code Section 131.0543(b)]		10 0	10 0	10 0		10 0	10 0	10 0	10 0 10 0
Rear setback abutting residential (ft) [See Land Development Code Section 131.0543(c)]		applies	applies	applies		applies	applies	applies	applies
Max structure height (ft)		24 ⁽⁷⁾	24 ⁽⁷⁾	50		-	90	30	30 30 -
Min lot coverage (%)		-	-	-		35	35	-	- -
Max floor area ratio		0.6	0.6	1.0		2.0	2.0	0.75	0.5 0.5 -
Mixed use bonus/ Min % to residential [See Land Development Code Section 131.0546(a)]		0.4/ 100	0.4/ 100	0.5/ 50		2.0/ 50	1.5/ 50	0.75/ 75	0.5/ 50 0.5/ 50
Pedestrian paths [See Land Development Code Section 131.0550]		applies	applies	applies		applies	applies	applies	applies
Transparency [See Land Development Code Section 131.0555 ²]		-	-	applies		applies	applies	-	applies applies
Building articulation [See Land Development Code Section 131.0554]		applies	applies	applies		applies	applies	applies	applies
Parking lot orientation [See Land Development Code Section 131.0556]		-	-	-		-	-	applies	- -

Footnotes for Table 155-02D [No change.]

Issue #48 Mid City PDO Table 1512-03M

§1512.0308 Commercial Nodes - CN-1, CN-1A, CN-2, CN-2A, CN-3, and CN-4 Zones

(a) through (b) [No change.]

(1) [No change.]

**Table 1512-03M
Residential Density**

Zone	Lot Size (sq. ft.)	One Unit per "X" (sq. ft.)
CN-1, CN-1A	30,000 or more	400
CN-2 1 , CN-1A	less than 30,000	600
CN-2, CN-2A	10,000 or more	800
CN-2, CN-2A	less than 10,000	1,000
CN-3	any size legal lot	1,000
CN-4	any size legal lot	1,000

(2) through (8) [No change.]

Issue #49 Mid City PDO Table 1512-03S

§1512.0310 Commercial Village Zones - CV-1, CV-2, CV-3, CV-4

(a) through (b) [No change.]

(1) [No change.]

**Table 1512-03S
Residential Density**

Zone	Lot Size (sq. ft.)	One Unit per "X" (sq. ft.)
CV-1	30,000 or more	400
CV-1	less than 30,000	600
CV-2	15,000 or less more	600
CV-2	less than 15,000 but at least 10,000	800
CV-2	less than 10,000	1,000
CV-3	any size legal lot	1,000
CV-4	any size legal lot	1,500
CV-6	any size legal lot	1,500

(2) through (7) [No change.]

Issue #50 Southeastern PDO Special Character Multi-Family Neighborhood Criteria

§1519.0303 Multiple-Family Residential Zone Regulations - MF-3000, MF-2500, MF-2000, MF-1750, MF-1500

(a) through (b)

(c) Development Regulations

(See Section 1519.0303(i) for designated Special Character Multi-Family Neighborhoods as shown on Attachment A.)

(d) through (h) [No change.]

(i) Special Character Multi-Family Neighborhood Criteria

The regulations in Section 1519.0302 (applicable to SF-5000 zone) shall apply to the multi-family residential neighborhoods shown on Attachment A, entitled "Southeast San Diego Special Character Multi-Family Neighborhoods" in addition to the requirements listed below.

(1) through (3) [No change.]

Issue #51 Southeastern PDO Multi Dwelling Unit Parking Requirement

§1519.0403 Parking

(a) [No change.]

(b) Parking Regulations for Multi-Family Residential Zones

(1) Every premises used for one or more of the permitted uses listed in Appendix A, shall be provided with a minimum of permanently maintained, off-street parking spaces in a parking area or private garage on the same premises as required by Land Development Code Chapter 14, Article 2, Division 5 (Parking Regulations).

(2) For any lot containing four or more dwelling units a minimum of 25 percent of the required off-street parking spaced shall be fully enclosed, entirely within the occupied building or in a garage or structure attached to the occupied building or buildings located on the said lot.

~~(3)~~ An additional 25 percent of required off-street parking may be covered by carports that have roofing materials and design comparable to the primary building or buildings on the site or by trellis coverings that are made of wood, wrought iron or other similar screen material. Flat or corrugated metal or plastic sheeting material is not permitted for use as carport or trellis covering. In no case shall the uncovered parking on-site exceed 50 percent of the required parking.

(c) [No change.]